

**MINUTES OF THE ANNUAL & REGULAR MEETING**

**OF THE**

**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**July 19, 2005**

The Commissioners of the Chicago Housing Authority held it's Annual and Regular Meeting on Tuesday, June 19, 2005, at 8:30 a.m. at the Abraham Lincoln Center located at 3858 South Cottage, Chicago, Illinois.

The Chairperson announced that the Annual Meeting of the Chicago Housing Authority was being held in accordance with the Bylaws of the Authority for the election of Officers.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present:	Sharon Gist Gilliam
	Hallie Amey
	Earnest Gates
	Dr. Mildred Harris
	Michael Ivers
	Carlos Ponce
	Sandra Young
	Mary Wiggins

Absent:	Lori Healey
	Martin Nesbitt

Also present were Terry Peterson, Chief Executive Officer; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Terry Peterson, Chief Executive Officer, then presented his monthly report. Per Mr. Peterson, he recently spoke at a forum sponsored by the Metropolitan Planning Council and they had prepared an update on the Plan for Transformation that provides a very fair and accurate overview of what CHA has done so far. Mr. Peterson continued by stating that he intends to build on this opportunity – by reaching out to many segments of Chicago and help them understand how far the CHA has come and what the future plans are. According to Mr. Peterson, the public needs to be aware of the support CHA has received from all three levels of government – federal, state and local. The public needs to see that all agencies of government under the Mayor's control – education, health care, job-training, public safety, recreation, planning and development, human services, housing and the infrastructure departments - are doing their part. In addition, the corporate and non-profit sectors are also financially and personally involved. Mr. Peterson concluded his report by providing a list of accomplishments to date, including statistics dealing with rebuilt and rehabbed units, mixed-income developments and community and social services.

On behalf of the Board of Commissioners and staff, a token of Appreciation was presented to the Local Advisory Council Presidents for their continuous support of the Plan For Transformation.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session.

The Chairperson thereupon called for nominations for the position of Vice-Chairperson. A Motion was made by Commissioner Gates and properly seconded by Commissioner Harris to nominate Commissioner Lori Healey for the position of Vice-Chairperson. There being no other nomination on the slate, nominations were closed and the voting resulted in unanimous approval for the re-election of Commissioner Lori Healy as Vice Chairperson of the Chicago Housing Authority.

The Chairperson thereupon called for nominations for the position of Custodian and Keeper of Records aka Secretary of the CHA Board of Commissioners. A Motion was made by Commissioner Gates and properly seconded by Commissioner Wiggins to nominate Lee Chuc-Gill for the position of Custodian and Keeper of Records (Secretary). There being no other nomination on the slate, nominations were closed and the voting resulted in unanimous approval for the re-election of Lee Chuc-Gill as Custodian and Keeper of Records aka Secretary, Board of Commissioners of the Chicago Housing Authority.

Chairperson Gilliam thereupon introduced for approval the Minutes of the Regular Board Meetings held on May 17 and June 21, 2005. Upon Motion made and properly seconded, the Minutes were unanimously approved and accepted as submitted.

Chairperson Gilliam thereupon introduced the Resolutions discussed in Executive Session.

Commissioner Gates then presented a Motion for the approval of Executive Session Items 1 through 3, in the order presented:

**(Executive Session Item 2)**

**RESOLUTION NO. 2005-CHA-100**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated June 30, 2005 requesting authorization to enter into a settlement agreement in the amount of \$120,000 in the case known as *Guzman, et. al. v. CHA, et al.*, 02 CH 10500,

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the General Counsel or her designee to enter into a settlement agreement in the amount of \$120,000 in the matter known as *Guzman, et al. v. CHA, et al.*, 02 CH 10500.

**(Executive Session Item 1)**

**RESOLUTION NO. 2005-CHA-101**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 5, 2005 requesting that the Board of Commissioners approves the Personnel Actions Report for June 2005.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby approves the Personnel Actions Report for June 2005.

**(Executive Session Item 3)**

**RESOLUTION NO. 2005-CHA-102**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated July 13, 2005, entitled "Authorization for Contract Award for Legal Services", and subject to an

annual appropriation to the Office of the General Counsel and Risk Management Department for payment of fees for legal services;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes execution of legal services agreements with the law firms for the legal practice areas listed below in an amount not to exceed the annual appropriated budget for the Office of the General Counsel and Risk Management. All contracts shall be in effect for two years or until legal services are completed, with a one (1) year option to extend:

<b><u>Vendors</u></b>	<b><u>MBE/WBE</u></b>
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**Group A General Litigation**  
Gardner Carton & Douglas  
Michael Best & Friedrich LLP  
Schiff Hardin LLP  
Schwartz Cooper Greenberger & Krauss

**Group B Personal Injury Litigation**  
Scopelities, Garvin, Light & Hanson

**Group D Workers' Compensation**  
**Scopelities, Garvin, Light & Hanson**

Group E Contract, Real Estate Business & Banking Services, P.C. Gardner Carton & Douglas Grant Holt & Schumann LLC Schiff Hardin LLP Schwartz Cooper Greenberger & Krauss Shelsky & Froelich Ltd. Tyson Strong Hill, LLC	*       *
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**Group F Labor Negotiation**  
Gardner Carton & Douglas  
Michael Best & Friedrich LLP  
Schiff Hardin LLP

**Group G Ethics Counseling**  
Gardner Carton & Douglas

The Motion to adopt Executive Session Items 1 thru 3 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Earnest Gates Dr. Mildred Harris Michael Ivers Carlos Ponce Sandra Young Mary Wiggins
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Nays:	None
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The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

In the absence of Commissioner Nesbitt, Chairperson of the Finance & Audit Committee, Commissioner Ponce then presented the monthly Committee report. Per Commissioner Ponce, the Finance & Audit Committee meeting was held on Wednesday, July 13, 2005. The Chief Financial Officer and her staff presented the committee with the Treasury and Cash Flow Report as of June 30, 2005.

Commissioner Ponce then presented an Omnibus Motion for the approval of the resolutions for Item A1 thru A6, discussed, voted and recommended for approval by the Finance & Audit Committee.

**(Item A1)**

The resolution for Item A1 approves the Revised 2005 Comprehensive Budget. The FY2005 budgeted expenditures have been revised from \$932,295,345 to \$935,023,314, resulting in a \$2,727,969 increase. The impact of this budget revision resulted in the following increase and/or decrease due to the realignment of the budget to reflect current activities or projected spending in stated line item: the General Fund increased by \$1,601,914, for a fund total of \$819,203,931, the City State fund increased by \$53,554 for a fund total of \$6,038,462. Other Grants increased by \$1,072,501 for a fund total of \$17,805,888 primarily due to an increase to the Summer Food Program budget, and costs associated with demolition services at Maplewood.

**RESOLUTION NO. 2005-CHA- 103**

**WHEREAS,** the Board of Commissioners has reviewed the Board letter dated June 20, 2005, entitled “APPROVAL OF THE REVISED 2005 COMPREHENSIVE BUDGET”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners, hereby approves the attached budget amendments, “THE FY2005 COMPREHENSIVE BUDGET AMENDMENT #2”, and finds with respect to said Budget:

1. that the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;
2. that the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations; and
3. that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Moving To Work Demonstration Agreement of the Chicago Housing Authority with the U.S. Department of Housing and Urban Development.

**THAT,** the Chief Executive Officer and Chief Financial Officer are authorized to execute and forward to the U.S. Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

**(Item A2)**

The CHA entered into Contract No. 0412 with Deloitte & Touche in 2003 for independent professional auditing services. The purpose of the audit is to determine whether CHA’s financial data and reports can be relied upon, to confirm that internal controls systems are in place, to determine that proper policies and procedures are followed and to ensure compliance with the terms and conditions of grant awards. The initial Contract term expires June 30, 2005. The resolution for Item A2 approves exercising a one year option for said contract. During the past two years, Deloitte has met its contract requirements with CHA and has performed all tasks expected of the independent auditors. Deloitte has utilized expertise from its varied audit practice to deliver key solutions to critical accounting and financial issues on behalf of the CHA.

**RESOLUTION NO. 2005-CHA-104**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated June 15, 2005 entitled, “AUTHORIZATION TO EXERCISE ONE YEAR OPTION FOR CONTRACT NO. 0412 WITH DELOITTE & TOUCHE, LLP FOR AUDITING SERVICES

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute an amendment extending Contract No. 0412 with Deloitte &

Touche, LLP (D & T) for the period of July 1, 2005 through June 30, 2006 to provide auditing services for a total amount not-to-exceed \$586,700.

**(Item A3)**

The resolution for Item A3 approves the financing and ground lease arrangements and conveyance of portions of CHA-owned land necessary to proceed with the first on-site phase of the Stateway Gardens redevelopment known as Park Boulevard. Park Boulevard-Phase 1B will be developed on the northern portion of the Stateway Gardens site between 35<sup>th</sup> St. to the south alley of the new 36<sup>th</sup> St. and State St. west to the Metra Track embankment. The Master Developer is Stateway Associates LLC, a joint venture between affiliates of Mesa Development LLC, Neighborhood Rejuvenation Partners, L.P., Walsh Construction Company of Illinois and Kimball Hill Development Company. Park Boulevard will provide 311 diverse housing opportunities, consisting of 211 for-sale units and 100 public housing units. There are 39 different buildings designed by seven different architectural firms that create an aesthetically pleasing and diverse Chicago neighborhood. The housing type mix, includes mid-rise condominiums, town homes, duplex over duplex, flats and single-family homes all with parking. All PHA units are evenly distributed within all building types and within the site (except for the single family homes). There will also be ground level retail space along the 35<sup>th</sup> Street frontage that totals 16,000 square feet. The 211 for-sale housing units will be financed through a conventional construction loan. The 100 public housing units will be financed by a combination of capital funds from CHA and equity generated by syndication of low income housing tax credits (LIHTC) and Illinois donation tax credits. Tax-exempt notes will be used during the construction phase to generate 4% LIHTC. Site and infrastructure improvements will be financed by Tax Increment Financing (TIF) assistance. The total development cost of the 311 units in Phase 1B of the proposed Park Boulevard development exceeds \$110 million. As with all other mixed finance transactions, CHA will enter into a Regulatory and Operating Agreement with the rental owner, Park Boulevard IB LP, which provides for CHA to make a monthly payment of operating subsidy to cover the operating costs attributable to the public housing units. Five condominium associations and one master homeowners association will provide management oversight and maintenance of all common areas and the exterior of the units and the administration of the various associations' activities. The public housing units will pay their proportionate share of condominium assessments to cover costs associated with activities and responsibilities of the associations. The operating subsidy paid by CHA for the public housing units will cover the condominium assessments attributed to public housing units' as well as expenses attributable to the maintenance and operation of the public housing units.

**RESOLUTION NO. 2005-CHA-105**

RESOLUTION PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$15,000,000 AGGREGATE PRINCIPAL AMOUNT OF MULTI-FAMILY HOUSING REVENUE NOTES, SERIES 2005A-C (PARK BOULEVARD-PHASES 1B.1-1B.3) OF THE CHICAGO HOUSING AUTHORITY AND AUTHORIZING THE SALE THEREOF; AUTHORIZING THE LOAN OF THE PROCEEDS OF THE NOTES TO PARK BOULEVARD 1B, L.P. TO BE USED TO PAY A PORTION OF THE COSTS OF CONSTRUCTION OF THE PROJECT; AUTHORIZING THE SALE OF THE NOTES TO BANK OF AMERICA, N.A.; AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN NOTE DOCUMENTS IN CONNECTION WITH THE ISSUANCE AND SALE OF THE NOTES; AUTHORIZING A MASTER GROUND LEASE OF THE PARK BOULEVARD 1B SITE (FORMERLY STATEWAY GARDENS); AUTHORIZING VARIOUS SITE SPECIFIC GROUND LEASES AND QUIT CLAIM DEEDS TO PORTIONS OF THE PARK BOULEVARD 1B SITE; AUTHORIZING THE LOAN BY THE AUTHORITY OF CAPITAL FUNDS TO PARK BOULEVARD 1B, L.P. TO PROVIDE FINANCING FOR CERTAIN COSTS OF THE PROJECT AND TO RETIRE A PORTION OF THE NOTES, AND THE EXECUTION AND DELIVERY OF CERTAIN AGREEMENTS IN CONNECTION THEREWITH; AND RELATED MATTERS.

WHEREAS, the Chicago Housing Authority, a municipal corporation and a body politic and corporate duly organized and validly existing under and by virtue of the laws of the State of Illinois (the "Authority"), including, without limitation, the Housing Authorities Act, 310 ILCS 10/1 *et seq.*, and all laws amendatory and supplemental thereto, including in particular the Local Government Debt Reform Act, 30 ILCS 350/1 *et seq.* (the "Act"), is authorized by the laws of

the State of Illinois (the “*State*”), including, without limitation, the Act, to issue its revenue notes and bonds for the purposes set forth in the Act and to permit the expenditure of the proceeds thereof to finance the cost of the development and construction of multifamily rental housing located in the jurisdiction of the Authority; and

WHEREAS, Park Boulevard 1B, L.P., an Illinois limited partnership (the “*Borrower*”), proposes to finance a portion of the costs of the construction of a development known as Phase 1B of Stateway Gardens in Chicago, Illinois (also known as “Park Boulevard”) (the “*Development*”) consisting in part of 100 residential rental units situated in approximately 27 buildings (the “*Project*”) through the issuance by the Authority of its Multi-Family Housing Revenue Notes, Series 2005A-C (Park Boulevard – Phases 1B.1–1B.3) in three phases to provide financing for the Project (collectively the “*Notes*”); and

WHEREAS, the Notes will be issued from time to time during the acquisition, construction and equipping of the Project; and

WHEREAS, the general partner of the Borrower is Park Boulevard, LLC, an Illinois limited liability company (the “*Developer*”); and

WHEREAS, the Project will be acquired, constructed and equipped by the Developer for the benefit of the Borrower as provided in a purchase contract to be entered into by the General Partner and the Borrower; and

WHEREAS, the Commissioners of the Authority, on June 21, 2005 adopted a resolution authorizing the submission of a mixed-finance proposal for the Project to the United States Department of Housing and Urban Development (“*HUD*”) and a request to ground lease the site of the Project to the Borrower; and

WHEREAS, a determination has been made by the Authority that the Project constitutes “multifamily rental housing” within the meaning of the Act and that the financing thereof will meet the public purposes of the Act; and

WHEREAS, pursuant to and in accordance with the provisions of the Act, the Authority is now prepared to proceed with the financing of a portion of the costs of the Project through the issuance and sale of the Notes in three phases corresponding to the phases of the Development pursuant to a Note Issuance Agreement (the “*Note Issuance Agreement*”) among the Authority, Bank of America, N.A., as Noteholder (the “*Bank*”), and Bank of America, N.A., as Fiscal Agent; and

WHEREAS, the proceeds of the Notes will be loaned to the Borrower pursuant to a Loan Agreement (the “*Loan Agreement*”) between the Authority and the Borrower, and the obligations of the Borrower to pay debt service due under the Loan Agreement will be evidenced by Notes (the “*Borrower Notes*”) from the Borrower to the Authority; and

WHEREAS, the Authority’s right, title and interest to receive payments under the Loan Agreement, except payments made pursuant to certain reserved rights, will be assigned to the Bank pursuant to an Assignment and Security Agreement (the “*Assignment and Security Agreement*”) between the Authority and the Bank; and

WHEREAS, certain income and other rental restrictions required by Section 142 of the Internal Revenue Code of 1986, as amended (the “*Code*”) will be specified in a Land Use Restriction Agreement (the “*Land Use Restriction Agreement*”) between the Authority and the Borrower; and

WHEREAS, certain arbitrage requirements of Section 148 and related provisions of the Code will be specified in one or more Tax Compliance Agreements (the “*Tax Agreements*”) between the Authority and the Borrower; and

WHEREAS, the Borrower’s obligations under the Borrower Notes will be secured by a mortgage (the “*Mortgage*”) from the Borrower and certain other collateral and security documents; and

WHEREAS, the Authority will enter into a Master Ground Lease of the site on which the Development is to be constructed (the “*Master Ground Lease*”) with the Developer and Stateway Community Partners, Inc. (the “*NFP*”) entitling the Authority to receive affordable housing tax credits (“*Illinois Tax Credits*”) under Section 3805/7.28 of the Affordable Housing Act, 20 ILCS 3895/1 *et seq.*, and

WHEREAS, the NFP’s interest under the Master Ground Lease will be assigned to the Borrower; and

WHEREAS, the Authority intends to assign the Illinois Tax Credits to a financial institution and use the proceeds thereof to make a grant or loan to the Borrower to pay a portion of the costs of acquiring and constructing the Project; and

WHEREAS, any loan to the Borrower of the proceeds of the Illinois Tax Credits will be made pursuant to a loan agreement and will be evidenced and secured by a note and mortgage executed and delivered by the Borrower; and

WHEREAS, concurrent with the commencement of construction of each subphase of the Development, portions of the Development site will be released from the Master Ground Lease and leased by the Authority to the Developer pursuant to various ground leases (the “*Ground Leases*”); and

WHEREAS, the Series 2005A1, Series 2005B1 and Series 2005C1 Notes will be secured by and payable from certain CHA capital funds (“*CHA Capital Funds*”) received by the Authority and deposited pursuant to a Pledge Agreement (the “*Pledge Agreement*”) among the Authority, Daniel E. Levin and the Habitat Company, LLC, jointly, as court-appointed receiver for the Authority for the development of new non-elderly housing (the “*Receiver*”), the Borrower and an Escrow Agent; and

WHEREAS, such CHA Capital Funds, upon withdrawal under the Pledge Agreement, will constitute a portion of the loan from the Authority to the Borrower pursuant to a Loan Agreement (the “*Capital Funds Loan Agreement*”) with the Borrower, which loan will total approximately \$13.0 million; and

WHEREAS, the Borrower will be required to operate the Project for the use and occupancy of public housing eligible individuals and, in connection therewith, the Authority will enter into a Regulatory and Operating Agreement (the “*Regulatory and Operating Agreement*”) with the Borrower and a Declaration of Restrictive Covenants (the “*Declaration*”) with the Borrower and with HUD, and the Borrower will execute and deliver to the Authority a Loan Agreement, Subordinate Mortgage, Security Agreement and Financing Statement, Note, Assignment of Rents and Leases, UCC Financing Statements, Environmental Agreement and related agreements and instruments (the “*Borrower Loan Documents*”); and

WHEREAS, as provided in a Property Rights Agreement (the “*Property Rights Agreement*”), the Borrower will grant to the Authority a right of first refusal relating to the Project, to be exercisable at the expiration or earlier termination of the Regulatory and Operating Agreement; and

WHEREAS, pursuant to a Sales Proceeds Escrow Agreement (the “*Sales Proceeds Escrow Agreement*”) a portion of the proceeds of the sale of the for-sale units in the Development will be available to support the operation of the Project; and

WHEREAS, the proceeds of the Notes and the other funding sources will be disbursed pursuant to a Construction Loan Escrow and Disbursement Agreement (the “*Disbursement Agreement*”) among the Authority, the Receiver, the Bank, the Borrower, the contractor and a disbursing agent; and

WHEREAS, the Authority reasonably expects (based upon information supplied by the Borrower, upon which it is reasonable and prudent for the Authority to rely) to reimburse the Borrower for the expenditures with proceeds of the Notes; and

WHEREAS, the City Council of the City has approved the transfer to the Authority of up

to \$15,000,000 of the City's available unused volume cap for calendar year 2005 pursuant to Section 146 of the Code for use by the Authority in connection with the issuance of the Notes; and

WHEREAS, the Authority, the Receiver and HUD will enter into a Mixed-Finance Amendment to the Annual Contributions Contract with HUD (the "*Mixed-Finance Amendment*"); and

WHEREAS, the Notes, the Note Issuance Agreement, the Loan Agreement, the Assignment and Security Agreement, the Pledge Agreement, the Land Use Restriction Agreement, the Declaration, the Master Ground Lease, the Ground Leases, the Capital Fund Loan Agreement, the Regulatory and Operating Agreement, the Borrower Loan Documents, the Property Rights Agreement, the Sales Proceeds Escrow Agreement, the Mixed-Finance Amendment, and the Disbursement Agreement are referred to collectively herein as the "*Authority Agreements*"; and

WHEREAS, the Authority has caused to be prepared and presented to this meeting each of the Authority Agreements;

NOW THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

*Section 1.* The Authority is authorized to enter into the Authority Agreements with the other parties thereto in substantially the same forms as are now before the Authority. The forms, terms and provisions of the Authority Agreements be, and they hereby are, in all respects approved. The Chairman, the Chief Executive Officer or the Chief Financial Officer of the Authority be, and each of them hereby is, authorized, empowered and directed to execute and deliver, and, where necessary, the Executive Advisor to the Board, the Chief Executive Officer, the Secretary or any Assistant Secretary of the Authority be and each of them hereby is, authorized, empowered and directed to attest and to affix the official seal of the Authority to, the Authority Agreements in the name, for and on behalf of the Authority, and thereupon to cause the Authority Agreements to be executed, acknowledged and delivered to the other party or parties thereto, in substantially the forms now before the Authority or with such changes therein as the individual executing the Authority Agreements on behalf of the Authority shall approve, his or her execution thereof to constitute conclusive evidence of such approval (and the approval of this Board) of any and all changes or revisions therein from the forms of Authority Agreements now before the Authority. When the Authority Agreements are executed, attested, sealed and delivered on behalf of the Authority as hereinabove provided, they shall be binding on the Authority. From and after the execution and delivery of the Authority Agreements, the officers, employees and agents of the Authority are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents (including the Tax Agreements) as may be necessary to carry out and comply with the provisions of the Authority Agreements as executed. The Authority Agreements shall constitute, and hereby are made, a part of this Resolution, and copies of the Authority Agreements shall be placed in the official records of the Authority, and shall be available for public inspection at the office of the Authority.

*Section 2.* The Notes shall be issued in fully registered form, in an aggregate principal amount not to exceed \$15,000,000, in authorized denominations as provided in the Note Issuance Agreement. The Notes shall bear interest at such rate or rates as shall be set forth in the Note Issuance Agreement, in no event to exceed the greater of 9% per annum or 125% of the rate for the most recent date shown in the 20 G.O. Bonds Index of average municipal bond yields as published in the most recent edition of the Bond Buyer (or any successor publication or index). The Notes shall mature on such date or dates as shall be set forth in the Note Issuance Agreement, but in no event later than 5 years following the date of their initial issuance and delivery to the initial purchaser thereof the Note Issuance Agreement shall be subject to prepayment prior to maturity as provided in the Note Issuance Agreement.

*Section 3.* The Notes and the interest thereon will be special, limited obligations of the Authority, payable solely from the payments to be made by the Borrower under the Loan Agreement or from the other sources specified or referred to in the Note Issuance Agreement, which shall be specifically assigned and pledged to such purposes in the manner and to the extent provided therein. The Notes and all other obligations of the Authority in connection therewith



shall not be a debt of the City or any other city, village, incorporated town or county, the State of Illinois or any political subdivision thereof and neither the City, nor any other city, village, incorporated town or county, nor the State of Illinois or any political subdivision thereof shall be liable thereon, nor in any event shall the Notes or such obligations be payable out of any funds or properties other than those pledged under the Note Issuance Agreement or those other agreements specifically securing the Notes. The Notes shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

*Section 4.* The forms of the Notes set forth in the Note Issuance Agreement, subject to appropriate insertions and revisions in order to comply with the provisions of the Note Issuance Agreement (as executed and delivered) be, and the same hereby are approved. The Notes shall be executed in the name, for and on behalf of the Authority with the manual or facsimile signature of its Chairman (or such other officer authorized by law to execute the Notes on behalf of the Authority) and attested with the manual or facsimile signature of its Executive Advisor to the Board, Secretary or Assistant Secretary (or such other officer authorized by law to execute the Notes on behalf of the Authority) and the seal of the Authority shall be impressed or imprinted thereon. The officers of the Authority shall cause the Notes, as so executed and attested, to be delivered to the Bank. When the Notes are executed on behalf of the Authority in the manner contemplated by the Note Issuance Agreement and this Resolution, they shall represent the approved forms of Notes of the Authority.

*Section 5* The sale of the Notes to the Bank at a purchase price of not less than 100% of the aggregate principal amount thereof (exclusive of financing fees and expenses) is hereby approved.

*Section 6.* The Chairman, Chief Executive Officer, Chief Financial Officer, the Executive Advisor to the Board, the Secretary and any Assistant Secretary of the Authority be, and each of them hereby is, authorized to execute and deliver such documents, certificates, and undertakings of the Authority (including, without limitation, environmental remediation agreements, investment agreements, book-entry registration agreements, tax compliance agreements and intercreditor agreements) and to take such other actions as may be required or desirable in connection with the execution, delivery and performance of the Authority Agreements, the financing of costs of the Project and the issuance, sale and delivery of the Notes. The making of a grant or loan of the proceeds of the Illinois Tax Credits to the Borrower is hereby approved in all respects.

*Section 7.* All acts of the officers, employees and agents of the Authority which are in conformity with the purposes and intent of this Resolution be, and the same hereby are, in all respects. ratified, approved and confirmed.

*Section 8.* The publication on behalf of the Authority of the notice of public hearing and the conduct of such public hearing by and on behalf of the Authority with respect to the issuance of the Notes is hereby authorized, ratified, approved and confirmed.

*Section 9.* The Authority authorizes any public hearings pursuant to Section 147(f) of the Code for future issuances by the Authority of multifamily housing revenue notes or bonds to be conducted either at meetings of the Board of Commissioners or any committee of Commissioners of the Authority or separately, on behalf of the Authority, by any designee of the Chairman of the Authority or, in the absence of such designation, by the Authority's Managing Director-Development, or Director-Development Management, its Chief Financial Officer, or its Deputy Chief Financial Officer which are hereby designated hearing officers of the Authority for such purpose. The officers of the Authority are authorized to seek the approval of the Notes by an "applicable elected representative" of the City pursuant to Section 147(f) of the Code and to enter into an intergovernmental agreement with the City of Chicago with respect to "volume cap."

*Section 10.* The Authority hereby allocates to the Notes the "volume cap" reallocated by the City to the Authority in an amount equal to the aggregate principal, amount of the Notes actually issued.

Section 11. The Authority reasonably expects (based upon information supplied by the Borrower, upon which it is reasonable and prudent for the Authority to rely) to reimburse the expenditures with proceeds of the Notes.

Section 12. The Notes, or any one or more series thereof, may be initially issued in book-entry form and registered in the name of The Depository Trust Company, New York, New York (“DTC”), or its nominee, as securities depository.

Section 13. The provisions of this Resolution are hereby declared to be separable and if any section, phrase or provision hereof shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions of this Resolution.

Section 14. All resolutions and orders, or parts thereof, in conflict herewith are hereby superseded to the extent of such conflict.

Section 15. This Resolution shall be in full force and effect immediately upon its passage, as by law provided.

**(Item A4)**

In May 2003, the Board of Commissioners authorized the Authority to establish a pre-qualified pool of bond underwriters. The pool consists of firms that have the ability to contribute significant structuring and marketing recommendations in a variety of key areas. These areas included evaluating the use of governmental purpose bonds; structuring mixed finance transactions for various projects using tax-exempt bonds and other financing methods; and providing strategic advice regarding rating agency approach. The Chicago Housing Authority anticipates issuing governmental purpose bonds or private activity revenue bonds, when appropriate, to finance the cost of rehabilitating and/or redeveloping portions of its public housing portfolio. Because transactions of this nature vary in size and complexity, and in many cases it is necessary to move quickly to take advantage of market conditions, it is beneficial to the Authority to have a pre-qualified pool of firms to provide investment banking services to support the CHA’s redevelopment program. Accordingly, the resolution for Item A4 approves a one year extension for pre-qualified firms to provide bond underwriting services. The pool is divided into two categories: Designated Senior Managers – Six firms that will provide investment banking services on transactions in which the Authority has the discretion to select underwriters. Eligible Senior or Co-Managers – firms that will be allowed to underwrite bonds issued by the Authority if there is an existing relationship with a developer.

**RESOLUTION NO. 2005-CHA 106**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 13, 2005 entitled “Authorization to Extend Pool of Pre-Qualified Bond Underwriters“

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to extend the pool of pre-qualified bond underwriter through May 19, 2006, for the following pre-qualified firms to provide bond underwriting services:

<b>Designated Senior Managers</b>	<b>Eligible Senior/ Co-Managers</b>
Lehman Bros. Smith Barney RBC Dain Rauscher Bank of America <b>Loop Capital</b> <b>SBK Brooks</b>	UBS PaineWebber Merrill Lynch Newman & Assoc. LaSalle Capital Mkts. George K. Baum Berean Capital Mesirow Financial William Blair A.G. Edwards Bank One Griffin, Kubik, Stephens <b>MR Beal</b>

	<b>Siebert Brandford Shank Ramirez &amp; Co.</b>
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**(Item A5 )**

In March 2005 the CHA issued a Request for Qualifications (RFQ) soliciting qualified firms who could provide various areas of information technology consulting services for the CHA. The CHA received authorization from HUD to competitively procure and evaluate the qualifications of ITS Consulting Firms. Pursuant to the requested authorization, the CHA intends to enter into a Master Agreement with each of the approved and pre-qualified firms which shall contain all of the CHA’s and HUD’s standard terms and conditions. RFQ’s will be issued annually or periodically to allow additional firms the opportunity to pre-qualify. The CHA desires to use professional consultants to supplement internal resources and to implement the Information Technology Strategic Plan. The current technology environment provides opportunities for the CHA to select experienced firms in technology specialty areas, while the CHA’s Plan for Transformation creates a dynamic opportunity for technology firms to provide systems solutions to complex information needs. The use of pre-qualified vendors to provide professional services has been a tool of public sector procurement for several years. Areas such as architectural and engineering services have previously been adopted by HUD. The CHA has utilized a pre-qualified pool system approved by HUD for the retention of ITS services from approved vendors and service providers since 2002. Accordingly, the resolution for Item A5 approves maintaining six pre-qualified management consulting firm pools for the ITS Department.

**RESOLUTION NO. 2005-CHA-107**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated titled “Authorization to re-establish six (6) pre-qualified management consulting firm pools with specific expertise in ITS consulting, telecommunications, LAN/WAN, database architecture and development, geographic information systems, and web design and implementation for an initial term of two (2) years, in an amount not-to-exceed \$11,000.000.00.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to re-establish six (6) pre-qualified management consulting firm pools with specific expertise in ITS consulting, telecommunications, LAN/WAN, database architecture and development, geographic information systems, and web design and implementation for an initial term of two (2) years, in an amount not-to-exceed \$11,000.000.00.

**Category = ITS Consulting  
Firms:**

Actoras Partners	Foster Group	Parks Consulting Group
Advanced Concepts Chicago	Gartner	Plante Moran
Advanced Data Concepts	Globetrotters Engineering	Rose International
American Express	GMS Consulting	SBC
B2B Strategic Solutions	Greenwich Tech	Senryo Technologies
Bast Services	Information Technology Int	Smart & Associates
Blackwell Consulting	ITQ Lata	Solai & Cameron
Bronner Consulting	JDM Infrastructure	Stratus Consulting
Catalyst	JDR Consulting	Synch-Solutions
Ciber	Jefferson Wells	System Development Int
Clarity Consulting	KPMG	Technology Consortium
Crowe Chizek	Kristine Fallon	Telecommunication Syst
DiamondCluster	Level-1	Triad Consulting
Dunn Solutions	MAC Computers	Tugtel
Edge Systems	MKM Consulting	Unisys
Edge Technological Resources	Navigant Consulting	Yardi
Electronic Knowledge Interchange	Paradigm Solutions	

**Category = LAN/WAN  
Firms:**

Advanced Concepts Chicago	Globetrotters Engineering	Smart & Associates
B2B Strategic Solutions	Greenwich Tech	Smart Technology

Bast Services	Information Technology Int	Solai & Cameron
Blackwell Consulting	Plante Moran	Stratus Consulting
Ciber	Quantum Crossings	System Development Int
Clarity Consulting	Rose International	Technology Consortium
DiamondCluster	SBC	Telecommunication System
DTI	Science Applications Int	Tugtel
Edge Technological Resources	Sentient	Unisys
Environmental Systems Design	Sentinel	

#### **Category = Telecommunications**

##### **Firms:**

Adecco Tech	Entera Consulting	SBC
Advanced Concepts Chicago	Environmental Systems Des	Sentient
Bast Services	Globetrotters Engineering	Telecommunication System
Clarity Consulting	Level-1	Tugtel
DTI	Plante Moran	Unisys
Electronic Knowledge Interchange	Quantum Crossings	

#### **Category = Database Architecture and Development**

##### **Firms:**

Blackwell Consulting	Edge Systems	Smart & Associates
Bronner Consulting	Electronic Knowledge Int	Synch-Solutions
Catalyst	Navigant Consulting	System Development Int
Ciber	Paradigm Solutions	Technology Consortium
Clarity Consulting	PMA Consultants	Telecommunication System
DiamondCluster	Rose International	Viva USA
DTI	Senryo Technologies	Yardi

#### **Category = Geographic Information Systems**

##### **Firms:**

B2B Strategic Solutions	GEO Analytics	Patrick Engineering
Camp Dresser & McGee	GEO Decisions/Garnnett	Plan Graphics
Cybertech Systems	GIS Solutions	Science Applications Int
Electronic Knowledge Interchange	Pangaea Information Tech	System Development Int

#### **Category = Web Design and Implementation**

##### **Firms:**

B2B Strategic Solutions	Edge Systems	Smart & Associates
Bast Services	Electronic Knowledge Int	Smart Technology
Blackwell Consulting	Indusa Tech	Synch-Solutions
Bronner Consulting	ITQ Lata	System Development Int
Catalyst	Navigant Consulting	Telecommunication System
Ciber	Paradigm Solutions	Triad Consulting
Clarity Consulting	Plan Graphics	Unisys
DTI	PMA Consultants	Viva USA
Dunn Solutions	Rose International	Yardi

#### **(Item A6)**

The resolution for Item A6 approves addition of funds, not-to-exceed \$8,000,000.00, to the six existing pre-qualified vendor pool. The additional authorization of funds for the existing pre-qualified pools will provide necessary funding to complete various Ongoing Projects already in progress, which will not be completed as of the expiration of the existing pool arrangement.

#### **RESOLUTION NO. 2005-CHA-108**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July, 19, 2005 titled “Authorization to add funds to the six (6) pre-qualified management consulting firm pools for the following categories: (1) ITS consulting, (2) telecommunications, (3) LAN/WAN, (4) database architecture and development, (5) geographic information systems, and (6) web design and implementation for an additional not-to-exceed amount of \$8,000,000.00.”

**THEREFORE BE, IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to add funds to the six (6) pre-qualified management consulting firm pools for the following categories: (1) ITS consulting, (2) telecommunications, (3) LAN/WAN, (4) database architecture and development, (5) geographic information systems, and (6) web design and implementation for an additional not-to-exceed amount of \$8,000,000.00.

The Omnibus Motion to adopt resolutions for Items A1 through A6 was seconded by Commissioner Amey and the voting was as follows:

Ayes: Sharon Gist Gilliam  
Hallie Amey  
Earnest Gates  
Dr. Mildred Harris  
Michael Ivers  
Carlos Ponce  
Sandra Young  
Mary Wiggins

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance & Audit Committee report was also accepted in total.

Commissioner Gates, Chairperson of the Operations & Facility Committee, then presented the monthly report. Per Commissioner Gates, the Operations & Facility Committee held its regularly scheduled meeting on Wednesday, July 13, 2005, at 1:30 p.m. at the 626 W. Jackson Corporate Offices. There were no presentations to come before the Committee.

Commissioner Gates then introduced an Omnibus Motion for adoption of resolutions for Items B1 through B6, discussed, voted and recommended for Board approval by the Operations Committee.

**(Item B1)**

The Resolution for Item B1 approves Contract Modification No. G-01 to Contract No. 0386 for additional façade repairs at the Pomeroy Apartments. This additional work is needed as the result of Discovered Conditions at the development, to complete work directed by the CHA, and the need to achieve compliance with the City of Chicago Building Codes. The work includes rebuilding the east and north interior parapet walls and the west exterior courtyard wall, and removal and rebuilding of the deteriorated masonry on the west wall. In addition, the Contractor will be authorized to extend its rental of a sidewalk canopy to protect the residents of the building and the general public. This Change Order also includes money for emergency work performed to stabilize bricks around openings created during work on the parapet circling the building, and to temporarily cover over the openings with protective heavy duty plastic. Credits will be issued for the deletion of certain items in the Scope of Work that are no longer required. In order to complete these additional façade repairs, the contract will be extended by four hundred eighty four (484) calendar days.

**RESOLUTION NO. 2005-CHA-109**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated July 13, 2005 entitled "AUTHORIZATION TO EXECUTE MODIFICATION NO. G-01 TO CONTRACT NO. 0386 WITH FINE LINE BT CORPORATION FOR ADDITIONAL FAÇADE REPAIRS AT RALPH POMEROY APARTMENTS (IL2-039)";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Contract Modification Number G-01 to Contract No. 0386 with Fine Line BT Corporation in the amount of \$166,135.67 for additional facade repairs at Ralph Pomeroy Apartments, 1039 West Hollywood Avenue,

which is a Senior Housing building undergoing façade repairs under Contract No. 0386. The new total contract amount of Contract No. 0386 is \$1,345,435.67. The date for completion of the facade repairs at Ralph Pomeroy Apartments is extended by four hundred eighty four (484) calendar days. The new contract completion date for Contract No. 0386 is November 30, 2005. This modification is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B2)**

The Resolution for Item B2 approves Contract Modification No. G-11 to Contract No. 0424 for additional rehabilitation work at Sheridan and Devon Apartments. façade repairs at the Pomeroy Apartments. This additional work is required to address Discovered Conditions and design errors at the development and to achieve compliance with the City of Chicago Building Codes. The work includes sewer and plumbing repairs, removal of vinyl tile in the public corridors, the installation of gas pressure regulators and modification of gas lines in certain units, the installation of gates for the trash area, and temporary shoring of an area of the roof where a helicopter will deliver hot water boilers and other mechanical equipment.

**RESOLUTION NO. 2005-CHA-110**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated July 13, 2005 entitled "AUTHORIZATION TO EXECUTE MODIFICATION NO. G-11 TO CONTRACT NO. 0424 WITH G. F. STRUCTURES CORPORATION FOR ADDITIONAL WORK RELATED TO THE GENERAL REHABILITATION AT SHERIDAN AND DEVON APARTMENTS (IL2-073)";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Contract Modification Number G-11 to Contract No. 0424 with G. F. Structures in the amount of \$173,243.11 for additional work related to the general rehabilitation at Sheridan and Devon Apartments, 6400 North Sheridan Road. The new total contract amount of Contract No. 0424 is \$15,467,493.17. This modification is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B3)**

The CHA is in the process of rehabbing the Wentworth Gardens Family Housing development pursuant to the Plan for Transformation. Appliances are required as part of the specifications of this rehabilitation project and would normally have been procured by the General Contractor as part of its contract. However, the Department of Procurement and Contracts identified this item as a possible opportunity for utilizing the alternative procurement process with Resident Owned Businesses (ROB). This solicitation was prepared with the intent to bolster the capacity, expand the experience, and augment the confidence of the chosen ROB. The ROB will supply and deliver appliances to the General Contractor until all requirements of the procurement have been fulfilled. Based on the IFB advertised in March 2005, four (4) firms submitted bids. A review of the bids determined that the lowest responsive and responsible bidder for appliances was Property Related Services. Accordingly, the resolution for Item B3 approves award of contract to Property Related Services.

**RESOLUTION NO. 2005-CHA-111**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated July 13, 2005 entitled "AUTHORIZATION TO EXECUTE CONTRACT WITH PROPERTY RELATED SERVICES FOR THE SUPPLY AND DELIVERY OF APPLIANCES DURING THE GENERAL REHABILITATION OF UNITS IN WENTWORTH GARDENS (IL2-008) FAMILY HOUSING DEVELOPMENT";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with Property Related Services in the amount of \$239,560.00 for the supply and delivery of appliances during the general rehabilitation of Units in the Wentworth Gardens (IL2-008) Family Housing

development. The contract shall take effect on the date of the Notice to Proceed, and shall continue until the appliance requirements are completed. This award is subject to the Contractor's compliance with the CHA's insurance requirements.

**(Item B4)**

Similar to Item B3, the resolution for Item B4 approves award of contract to Property Related Services for appliances and paint, and Home Index Center for vinyl tile for the Altgeld Gardens rehab project. Four firms submitted bids in response to the IFB advertised on June 2, 2005. A review of the bids determined that Property Related Services and Home Index Center were the lowest responsive and responsible bidders.

**RESOLUTION NO. 2005-CHA-112**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated July 13, 2005 entitled "AUTHORIZATION TO EXECUTE CONTRACTS WITH PROPERTY RELATED SERVICES AND HOME INDEX CENTER FOR THE SUPPLY AND DELIVERY OF APPLIANCES, PAINT AND TILE DURING THE GENERAL REHABILITATION OF UNITS IN ALTGELD GARDENS (IL2-007) FAMILY HOUSING DEVELOPMENT";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute contracts with Property Related Services in the amount of \$827,251.50 for the supply and delivery of appliances and paint, and with Home Index Center in the amount of \$305,429.16 for the supply and delivery of vinyl floor tile. The contracts shall take effect on the dates of the individual Notices to Proceed and shall continue until the appliances, paint, and tile requirements are completed. These awards are subject to each Contractor's compliance with the CHA's insurance requirements.

**(Item B5)**

As part of the Capital Improvement Program, the CHA solicited bids for Demolition Services to demolish six (6) non-dwelling structures. The demolition of these structures are needed as part of the ongoing renovation of Chicago Housing Authority developments as part of the Plan for Transformation. The CHA advertised Invitation for Bid in May 2005 in area newspapers and directly solicited nine firms, including two MBE/WBE/DBE firms. Of the five bids opened, the lowest responsive and responsible bidders were deemed to be American Demolition for Sites No. 1 and 3, and Omega Demolition for Site 2. The criteria for awarding contracts was based on the lowest overall lump sum total within each site package from responsive and responsible bidders. Accordingly, the resolution for Item B5 approves award of contract to American Demolition and Omega Demolition.

**RESOLUTION NO. 2005-CHA-113**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated July 13, 2005 entitled "AUTHORIZATION TO EXECUTE CONTRACTS WITH AMERICAN DEMOLITION AND OMEGA DEMOLITION FOR DEMOLITION OF NON-DWELLING BUILDING STRUCTURES";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute contracts with American Demolition in the amount of \$967,870.00 to demolish the five (5) non-dwelling structures included in the packages for Site No. 1 and Site No. 3, and with Omega Demolition in the amount of \$110,000.00 to demolish the single non-dwelling structure included in the package for Site No. 2. The contracts shall take effect on the dates of the individual Notices to Proceed. The demolition of the buildings included in the Site No. 1 package is to be completed within one hundred fifty (150) calendar days of the Notice to Proceed. The demolition of the buildings included in the Site No. 2 and Site No. 3 packages is to be completed within one hundred twenty (120) calendar days of the Notice to Proceed. These awards are subject to each Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B6)**

On January 6, 2000, the Board of Commissioners approved the Plan for Transformation, which upon approval by HUD was incorporated into a Moving to Work (“MTW”) Agreement. Per the MTW, the Authority is required to submit an annual plan to HUD outlining the steps the CHA will take during the applicable fiscal year to achieve the goals and commitments of the Plan for Transformation. The FY2005 Annual Plan was approved by the Board of Commissioners on October 19, 2004 and included the above referenced properties in the demolition subsection, to be demolished during the fourth quarter of 2005. Per HUD regulations at 24 CFR Part 970.8, permission to demolish all or a portion of a development must be requested via submission of a demolition application. Accordingly, the resolution for Item B6 grants approval to submit a demolition application to HUD for the following sites: 3909 S. Indiana Avenue and 4400-02 S. St. Lawrence Avenue.

**RESOLUTION NO. 2005-CHA-114**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 13, 2005, entitled “Request for Authorization to Submit a Demolition Application to the U.S. Department of Housing and Urban Development (HUD) for the Demolition of 3909 S. Indiana Avenue and 4400-02 S. St. Lawrence Avenue and to Demolish Said Properties”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to submit a demolition application to the U.S. Department of Housing and Urban Development (HUD) for the demolition of the four (4) unit building at 3909 S. Indiana Avenue and the twelve (12) unit building at 4400-02 S. St. Lawrence Avenue, and to commence demolition upon receipt of approval from HUD.

The Omnibus Motion to adopt resolutions for Items B1 through B6 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Earnest Gates Dr. Mildred Harris Michael Ivers Carlos Ponce Sandra Young Mary Wiggins
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations Committee report was also accepted in total.

Commissioner Young, Chairperson of the Tenant Services Committee, then presented her monthly report. Per Commissioner Young, the Tenant Services Committee held its regularly scheduled meeting on Wednesday, July 13 at the 626 W. Jackson Corporate Offices.

Commissioner Young then introduced an Omnibus Motion for the adoption of Resolutions for Items A1 and A2 discussed, voted and recommended for Board approval by the Tenant Services Committee.

**(Item C1)**

In March 2004, the Board of Commissioners authorized a Contract with Northeastern Illinois University (NEIU) to provide housing counseling and supportive services to families who had to relocate from their existing public housing in buildings scheduled for closing due to redevelopment/rehabilitation to other CHA public housing units or the private-market housing using a Housing Choice Voucher (“HCV”). The Contract’s initial term was for fourteen months with four one-year options. The Resolution for Item C1 approves extension of the first year contract option with Northeastern Illinois University. Northeastern Illinois University has met,



and at times exceeded its contract obligations with the CHA. During the Contract's initial term, NEIU began providing relocation services to families in Ida B. Wells. Funds will be utilized during the first year's option period to provide the remaining phases of services to these families, which include placement and follow-up. For the first year's extension option, \$790,675.00 of additional funding is required to allow NEIU to provide services to approximately 181 new families in Rockwell Gardens. In addition, NEIU will continue to provide follow-up services to families who relocated during the base term of the contract.

**RESOLUTION NO. 2005-CHA-115**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed Board letter dated July 13, 2005 entitled "Recommendation to Exercise the First Year Option of Contract No. 0598 with Northeastern Illinois University for Housing and Supportive Services";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the first one (1) year extension option of Contract No. 0598 with Northeastern Illinois University for housing and supportive services for the period of September 1, 2005 through August 31, 2006 and to add \$790,675.00 additional funding to the not-to-exceed contract amount. The new total not-to-exceed amount of the Contract will be \$1,790,675.00.

**(Item C2)**

In September 2003, the Board approved a contract with Century Place Development Corporation d/b/a/ Heartland Housing Inc. to provide Community & Supportive Services to the Jazz on the Boulevard Development Community. The contract's initial term is for twenty four months with a one-year option. Case management services include outreach, assessment, service need determination, referrals to appropriate services, job placement and retention services, housing readiness and post occupancy services to help families achieve a successful relocation and meet the site specific criteria for redevelopment at the Jazz on the Boulevard mixed income community. The resolution for Item C2 approves a contract amendment with Heartland Housing for the one year option period in the amount \$456,565.00 to provide assessment and case management services to a caseload of 170 families with a cost per family of \$2,685.00.

**RESOLUTION NO. 2005-CHA-116**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 15, 2005 entitled "Authorization to Amend Contract No. 0633 With Heartland Housing, Inc. d/b/a Century Place Development Corporation for an Additional Year to Provide Community & Supportive Services to Families Relocating to the Jazz On The Boulevard Community"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the one year option of Contract No. 0633 (the "CSS Contract") with Heartland Housing, Inc., d/b/a Century Place Development Corporation ("Heartland") for needs assessment and case management services to Jazz on the Boulevard residents for the period of September 1, 2005 through August 30, 2006 in an amount not to exceed \$456,565.00.

The Omnibus Motion to adopt resolutions for Items C1 and C2 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Sharon Gist Gilliam  
Hallie Amey  
Earnest Gates  
Dr. Mildred Harris  
Michael Ivers  
Carlos Ponce  
Mary Wiggins  
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

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Sharon Gist Gilliam  
Chairperson

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Lee Gill, Custodian and  
Keeper of Records